



TOWN OF ARLINGTON  
MINUTES OF THE PERMANENT TOWN  
BUILDING COMMITTEE MEETING

Date: February 1, 2022

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Allen Reedy, Bob Jefferson, Mike Rademacher, Jim Feeney, Brett Lambert, John Maher, Peter Martini, Bill Hayner

Guests: David Steeves, Josh Sydney, Chris Baryluk, Bill Sterling, Steve Kirby

The Chairman called the meeting to order at 7:00 pm.

#### TOWN YARD

Mr Baryluk gave an update of the project stating:

Bldg A - Roof should be finished by end of week. Most of the exterior will be complete with the exception of the windows. Windows are expected on site in May. Without the windows there will be some delays in finish to exterior and interior but should not effect schedule. Ceiling lights and sprinkler heads above ceilings are installed but ceiling tiles will not be installed at this time because of windows will effect interior finish and painting so will wait until windows are in. Same situation for some of the electrical, HVAC and flooring. Makes sense to wait and pull it all together after windows are installed. Still working on temp power while awaiting Eversource. Transformer pad is down and hoping for transformer the third week of February. Fire Alarm ad generator waiting on transformer. Still working on design for staircase in Facilities storage area and lead paint was found in there and a remediation design is being formulated.

Site work - Retaining wall in, snow removal has been ongoing, piers for Bldg E and the salt shed are being installed and foundations for both are scheduled for late Feb or early March.

Allen asked how the team felt the schedule was progressing.

Chris stated that the temp power in the IT room and the windows were the concerns. He stated that mechanical units in the IT room, crack units, needed 3 phase power, the 480 volts that we are waiting on Eversouce for.

Josh stated that Bldg E schedule is still unknown because there was no update on the prefab building.

Chris then did a photo update of the project showing the following: , Retaining wall, excavation of pipe with asbestos on sitework, IT room, Bldg A drywall and shop storage area, ACT ceiling in progress and areas where the windows will effect completion at this time.

Josh then brought up that sludge had been found in the oil tank removal and there was ongoing discussion with contractor about additional cost for removal and remediation of sludge. The removal of the tank is covered by contract but there will be additional cost for removal of oil sludge.

Mr. Steeves then gave a photo update of the following: Repeat of several of Chris' photos, snow removal from the roof, temp power conduit on Grove st., new egress door on the rear of Bldg A, roof parapet bracing and shop stair problem that will require new footings.

Mr. Baryluk said there were no change request this week.

Mr Maher then asked about the ram utility trench issue and if there was an update. Mr Maher felt very strongly that this was going to be extensive cost issue and felt the PTBC should be updated so we knew the potential cost. Josh responded that he was awaiting an updated change request from Commodore. Stated the Commodore rep was on vacation and he wasn't ready to discuss tonight.

Mr Baryluk presented four contingency change request for the PTBC to approve;

- CCR006R3-Buyout contingency adjustments
- CCR017 - Bldg A fire watches
- CCR022- B/C delta for fire alarm devices, to install clean agent system
- CCR023- Bldg temp egress for server room

All CCR had a zero dollar balance because funds were transferred from GMP contingency.

A motion was made by Maher, seconded by Rademacher to approve the four CCRs. Motion passed unanimously on a roll call vote 8-0.

Mr Baryluk then reviewed the budget and cost exposure log. The main concern at this time is the oil tank remediation issue which is under discussion.

The following invoices were presented and motions to approve by Rademacher, and seconded by Hayner:

- SPM - Invoice #12 - OPM services Jan 2022 - \$29,100.72
- SPM - Invoice #12 - Reimbursables for Cannon Design Services - \$31,031.00
- LW Bills Company - Fire Alarm install in Bldg A IT room - sprinkler - \$1548.65

All three invoices totaling \$61680.37 were unanimously approved by roll call vote 8-0

## CENTRAL SCHOOL

Chairman Reedy noted substantial completion would be Monday 2/6/2022. There was a walk through last Thursday and a punch list was done.

Mr. Kirby gave an update on the status of the project. He noted that he had conversation with all parties regarding the move in of the COA. First floor and ground floor had substantial completion on 1/31/2022. The COA will be moved in on 2/7/2022. Move for staff from High School office will be Saturday 2/12/2022. He then gave a review of the walk through from last Thursday. It was noted the entry work area was not ready. He then noted the following issues: Doors should not have been finished so they will need to be sanded, stained and then poly applied. Door hinges were incorrect, ran out of flooring, not enough carpet, stair 3 work was being done this week, railing was delivered, countertops were delivered and finishes delivered. Training was conducted on the lighting and the Town IT vendor was in. Fire Dept was in to review alarm system and sprinkler and a final coat of poly will go on floors 2/11/2022 after most of the move in.

Update of exterior - west stair hand rails installed and final door. Maple St canopy infill and tie rods installed and vestibule concrete poured.

Photo journal reviewed. Pool room, game room, pool table to be delivered 2/8/2022, COA reception area, kitchen, charging station, oak railings, white boards, signage, countertop in drop in room, west entry railing, stainless steel exterior brackets, south entry and vestibule concrete.

Mr Kirby then gave a budget status as of 1/18/2022. Budget was presented showing a project overage in the budget of \$288,877 approx.

Chairman Reedy then updated that he and Jim had met with Ms Raitt and Mr Pooler and discussed funding any overage and were optimistic funds would be available without going back to Town.

The following invoice was presented and motion to approve by Lambert, and seconded by Martini:

- Vertex invoice #160284 in the amount of \$23,960.00 for OPM services for Oct 2021

Invoice was unanimously approved by roll call vote 8-0

Mr. Reedy stated he stopped by today and there were a good amount of KSR workers on site. Mr Kirby stated he hoped they would be farther along and noted some material delays and that office furniture would be on site tomorrow and that workers would still be on site after move in. The exercise room would continue to be used by KSR. KSR will be continuing to get final inspections done. Programming to start on 2/14/2022.

Bill Hayner asked to have KSR give us a date when full completion including exterior will be.

Steve noted he was still waiting on date for door delivery.

#### HOUSEKEEPING

The minutes of the January 18 , 2022 were moved for approval on a motion by Maher seconded by Lambert. Minutes were approved by roll call vote 7-0-1 with Hayner abstaining.

Whereupon a motion was made by Jefferson seconded by Maher to adjourn at 8:29 PM and it was unanimously voted.

Respectfully Submitted,  
Robert Jefferson